****

**PUBLIC HEARING MINUTES**
The Hartwell Planning & Zoning Commission held a Public Hearing on January 27th, 2022 at 6:00 p.m. in the Council Chambers at City Hall.

The following members were present: Charles Rushing, Tina Howard, Michelle Wetherbee, Erin Fleming, Lenford Smith, and Jermaine Durham.

At 6PM, the planning and zoning hearing was called to order by Chairman Rushing.

The Pledge of Allegiance to the Flag of the United States of America was recited by all.

The minutes for the November meeting were adopted. Note there was no December meeting.

Chairman Rushing explained the process of how the hearing would be conducted.

CASE NO. 2022-01 – Tax Parcel I70B-040

Parke Day of Peachtree Corners stated he was one of the partners working on this project. He told the commission that his company had the site under contract and the purpose of the rezone was to request B2 in order to support drive-thru restaurants. Current zoning of B1 allowed for restaurants, but not drive-thru’s. Two companies were slated to build on the parcel; A Dunkin’, and a Firehouse Subs. Barbiritos is also a restaurant they build for. He stated that it was a good use for the city, and any work done will be done in accordance with DOT requirements.

Dr. Rushing asked if the lot was vacant.

Mr. Day explained yes and the proposed buildings would sit on 1.9 acres. The Dunkin’ would end up owning their parcel so a subdivision would eventually need to be done to support two owners. His company would build both buildings, the parcel would then be divided and one building would be sold to Dunkin and ROMO would own and lease the other building to Firehouse Subs and Barbaritos.

Zoning Commissioner Smith said that the use was historically a gas station.

Dr. Durham asked about the cutouts and the sketch only showing one entrance.

Mr. Day explained that while there are two cutouts there currently, DOT generally only wants one entrance to mitigate traffic issues. Their design reflects what they thought DOT would prefer. When they begin the process of finalizing the plat, they will work with DOT on the entrance/exit.

Zoning Administrator Ford said the City would like access to the parcel so that they can address the creek in the back of the parcel.

Mr. Day said they are certainly agreeable to that.

Dr. Durham asked about the construction timeline.

Mr. Day said it depends on the permitting process, but they would like to begin building in the spring and have construction done by the end of the year.

Zoning Administrator Ford also noted that the City would like to see their corporate design options in order to help choose an exterior that is in keeping with the design of the other buildings in the area.

Zoning Commissioner Wetherbee made motion to recommend approving the rezone from B-1 to B-2 with the conditions that the City have access to the creek on the back of the parcel for repairs and they work with GDOT for traffic mitigation. Lenford seconded the motion. All voted in favor.

Tina Howard made motion to adjourn, Jermaine seconded, all voted in favor.

Faithfully submitted,

Jason Ford

Zoning Administrator, City of Hartwell